

**TOWN OF GRANBY
PLANNING AND ZONING COMMISSION
OCTOBER 27, 2015
MINUTES**

Present: Paula Johnson, Chairwoman, Jonathan Boardman, Margaret Chapple, Charles Kraiza, Mark Lockwood, Eric Lukingbeal and James Sansone. Also present was Francis Armentano, Director of Community Development.

The meeting opened at 7:01 p.m.

Chairwoman Johnson noted her understanding that Elaine Jones, Drummer reporter, will no longer be reporting on the Planning and Zoning Commission meetings. Elaine has been the PZC reporter for the Drummer for many years and has always done an excellent job. The members thanked her for volunteering to undertake this task for so long. Elaine will be greatly missed by the Commission members and the public.

Public session: Bill Regan, 62 Hungary Road, read a letter regarding his thoughts on the temporary lighting and other issues mostly related to Ahrens Park.

Minutes: The minutes of September 22, 2015 were reviewed.

ON A MOTION by Eric Lukingbeal, seconded by Jonathan Boardman, the Commission voted 4-0-3 to approve the minutes of September 11, 2015. Margaret Chapple, Charles Kraiza and Mark Lockwood abstained.

Public hearings:

A public hearing for an application seeking a re-subdivision of property located at 103 Petersen Road, which proposes to create one additional building lot opened at 7:11 p.m. The lot was previously approved by the Commission on September 27, 2011, File P-1-2015. Cheryl Bliss, owner, noted they are now seeking the re-approval as they are selling their home and want to be able to sell the lot separately. Ms. Bliss noted that the pole barn that was noted on the original approval has been removed. James Sansone expressed concern with the footing drains, which as shown on the map require a sump pump. A discussion of the matter ensued. A member of the public opined that the use of such pumps is not uncommon. The public hearing closed at 7:28 p.m.

Discussion of and action on the Mylar filing requirements for Greenway Village, property at 24 Mill Pond Drive:

Fran reported on the progress of the Greenway Village development, approved by the Commission on December 10, 2013. The Special Permit form was filed in the Office of the Town Clerk on January 7, 2014. However a copy of the approved plan has not been filed as required. Fran recommended that the Commission extend the date for the filing of the plans to November 30, 2015.

ON A MOTION by Margaret Chapple, seconded by Eric Lukingbeal, the Commission voted (7-0) to approve an extension of the filing date for the Greenway Village development, 24 Mill Pond Drive to November 30, 2015.

Update on public and private road bonds: Fran reported on the status of various developments that are currently under construction. He reported that **Gatehouse Road** is almost complete, that the bond has been reduced and that the Commission will soon be asked to consider the acceptance of the road. Fran noted that he anticipates that **Clemons Spring** a 10-lot private road subdivision will have the top layer of pavement installed in the spring. He also commented on the progress of the **Shepherds Way subdivision**, and noted that a \$22,000 bond is in place to guarantee the completion of the road. Fran briefly commented on the Cider Mill Heights Subdivision and Cider Lane.

Receive Application:

An application seeking a special permit for a rear lot at 134 and 136 Loomis Street has been received. The public hearing is scheduled for November 10, 2015.

Staff Reports and Correspondence:

Fran commented on a possible small cities application for 2016, the Middle School Generator, GIS updates, housing rehab, ZBA applications and the anticipated spring construction of sidewalks within Granby Center.

Commission discussion of an application seeking a Rear Lot at 103 Petersen Road.

The Commission held a discussion concerning an application seeking a re-subdivision of property located at 103 Petersen Road, which proposes to create one additional building lot. The lot was previously approved by the Commission on September 27, 2011, File P-1-2015.

ON A MOTION by James Sansone, seconded by Mark Lockwood, the Commission voted (7-0) to approve an application seeking a re-subdivision of property located at 103 Petersen Road, which proposes to create one additional building lot with the following conditions:

- The proposed footing drain shall discharge to the rear of the property as shown on the plan and if feasible, designed to flow by gravity, to eliminate the need for a pump.
- The applicant shall pay a fee in lieu of open space as outlined within Section 3.1.3, as proposed. Prior to the filing of the final mylars the applicant shall either submit the fee in lieu of open space to the Town or file a document, suitable to the Commission, that requires the payment of the fee in lieu of open space at such time as the lot is sold. The fee in lieu of open space is \$6,160. A note which references the required fee in lieu of open space shall be added to the mylar.

- Prior to filing, the map shall be amended to remove the pole barn and note from the plan, together with a proper revision date.

The meeting adjourned at 7:47 p.m.

Respectfully submitted,

Dorcus S. Forsyth
Recording Secretary